57 Friars Orchard, Gloucester GL1 1GE

Offers Over £187,000

naylor powell

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• Two double bedroom apartment with en-suite to master • Open plan kitchen & living accommodation • Ideal central location • Allocated parking space • Potential rental income of £1,000 pcm • EPC rating B86 • Gloucester City Council - Tax Band B (£1,826.36 per annum) 2026/2027

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Entrance Hallway
Spacious hallway provides access to both bedrooms, bathroom, living room and to a large storage cupboard providing plumbing for an automatic washing machine.

Kitchen / Living Room
The spacious open plan room provides convenient space for both living and dining areas. Kitchen provides ample worktop and storage with integrated hob and oven alongside plumbing for a dishwasher. Large floor to ceiling windows allow an abundance of natural light into the room.

Master Bedroom
Double bedroom with built-in wardrobe and window overlooking the side aspect. Access is provided to the en-suite.

Ensuite
White suite shower room comprising of w.c, wash hand basin and shower cubicle.

Second Bedroom
Double bedroom with window overlooking the front aspect.

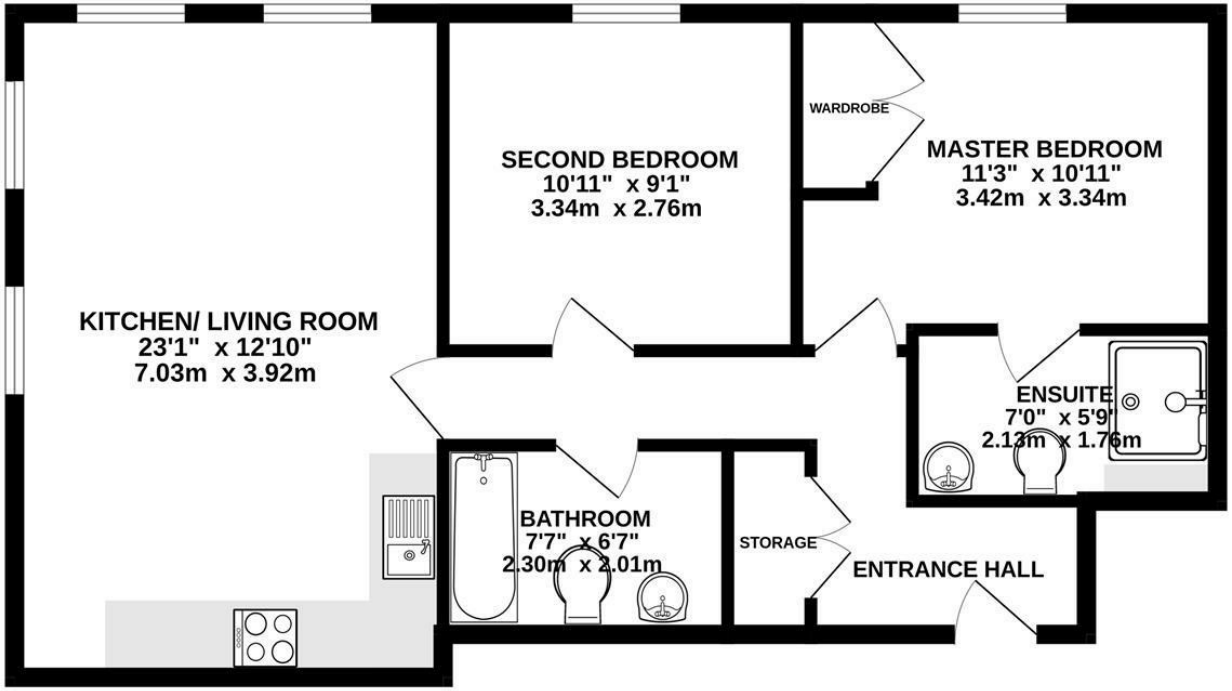
Bathroom
White suite bathroom comprising w.c, wash hand basin and bath with shower attachment from the tap.

Outside
The apartment is completed by an allocated parking space to the rear of the development and secure bike storage. The building itself is accessed via fob entry system and lift access leading to the second floor where the apartment is located.

Location
Situated in the heart of the historical Gloucester City centre, within a short walking distance to the popular Gloucester Quays development, Friars Orchard is conveniently located for an array of shops, bars, and restaurants alongside various other amenities. Within a short distance of the bus and train station offering a direct line to London Paddington this location is ideal for both professionals, first time buyer and investors alike.

Material Information
Tenure: Leasehold - 250 year lease from 1/7/14. 239 years remaining.
Ground rent of £86 per annum.
Service charge of approximately £420.36 paid quarterly to include building insurance and general maintenance of the communal area and grounds. All costs payable to the management company Dandy Wren *Information correct as of 02/04/2026*
Communal areas are cleaned every two weeks.
Local authority and rates: Gloucester City Council - Tax Band B (£1,826.36 per annum) 2026/2027
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Electric Heating
Broadband speed: Basic 16Mbps, Superfast 80Mbps- Highest available download speed
Mobile phone coverage: Three

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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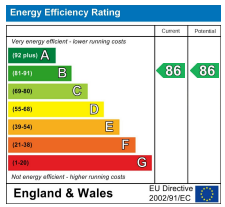
Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.



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